

**CITY OF MONTEREY PARK  
DESIGN REVIEW BOARD AGENDA**

**REGULAR MEETING  
Monterey Park City Hall Council Chambers  
320 West Newmark Avenue  
Monterey Park, CA 91754**

**TUESDAY  
FEBRUARY 3, 2015  
7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

**PUBLIC COMMENTS ON AGENDA ITEMS**

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

**CALL TO ORDER** – Chairperson Krystal Hamner

**ROLL CALL** – Vice-Chair Roy Furuto, Member Allen Wong, Billy Yeung and Wally Tsui

**ELECTIONS**

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

## **ORAL AND WRITTEN COMMUNICATIONS**

**MINUTES** – None

### **[1.] UNFINISHED BUSINESS**

### **[2.] NEW BUSINESS**

#### **2-A. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 319 NORTH MOORE AVENUE (DRB-14-29)**

The property owner, Darrick Yu, is requesting design review approval for the construction of a primary residential unit and a second-unit at 319 North Moore Avenue in the R-3 (High-Density Residential) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-14-29), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

#### **2-B. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 2-UNIT RESIDENTIAL DEVELOPMENT – 417 NORTH SIERRA VISTA AVENUE (DRB-14-30)**

The applicant, Wenwen Lei, on behalf of the property owner, is requesting design review approval for the construction of a new 2-unit residential development at 417 North Sierra Vista Avenue in the R-2 (Medium-Density Residential) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-14-30), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

#### **2-C. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – NEW DENTAL CLINIC – 927 EAST GARVEY AVENUE (DRB-15-01)**

The applicant, Richard San Luis, on behalf of the property owner, Simon Wong, is requesting design review approval for a new one-story, 1,500 square feet dental clinic at 729 East Garvey Avenue in the C-S, P-D (Commercial Services, Planned Development) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-01), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.


**[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS**

**[4.] ITEMS FROM STAFF**

**ADJOURN:**

To the next regularly scheduled meeting on February 17, 2015

APPROVED BY:

MICHAEL A. HUNTLEY	
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# Design Review Board Staff Report

**DATE:** February 3, 2015

**AGENDA ITEM NO:** 2-A

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** New Construction Less than 10,000 square feet – 2-Unit Residential Development – 417 North Sierra Vista Avenue (DRB-14-30).

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-14-30), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Wenwen Lei, on behalf of the property owner, is requesting design review approval for the construction of a new 2-unit residential development at 417 North Sierra Vista Avenue. The property is located four lots north of the northwest corner of East Newmark Avenue and North Sierra Vista Avenue. The property is zoned R-2 (Medium-Density Residential) and is designated MDR (Medium-Density Residential) in the General Plan.

On September 3, 2014, the property owner, made a minor modification application requesting approval for three minor deviations, including the lot width, garage depth, and vehicle turning radius. According to MPMC § 21.32.020, the City Planner has the authority to grant minor modifications up to 10 percent to certain development standards and regulations when such requests constitute a reasonable use of the property not permissible under a strict application of the zoning code.

### **Property Description**

The subject property is 49.75 feet wide and 188 feet deep, totaling 9,353 square feet in area. The property is currently developed with a one-story, 1,219 square feet single-family dwelling with a detached one-car garage constructed in 1915.

To the north, south, east and west are R-2 zoned lots with multiple-family residential properties. The subject property and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings consist of both California Bungalow and Contemporary architectural styles, consisting of single-story and two-story residential buildings with attached and detached garages.

### Project Description

Per R-2 development standards, a building density of 1 unit per 4,560 square feet applies to the subject property. A maximum of two units can be built on the lot, and two units are proposed. The existing single-family dwelling and detached garage will be demolished and replaced by the two units.

The two proposed units will have 3 bedrooms. The front unit will be 1,830 square feet and the rear unit will be 2,869 square feet. The units will meet the required front and rear setback of 25 feet, 5-foot side setback for the first floor, and 10-foot side setback for the second floor. Each unit will be two stories, with a maximum height of 23 feet 10 inches.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, units with three or fewer bedrooms require 2 enclosed garage spaces, plus 1 guest parking per 2 dwelling unit. Overall, 4 enclosed garage spaces and 1 guest parking spaces are required. Each unit will have a two-car garage plus one guest parking space meeting the off-street parking requirement. The driveway has a width of 18 feet.

Per the MPMC, the project is required to provide a minimum of 400 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will provide a 400 square foot common open space between the front and rear units, and each unit will provide at least 250 square feet of private open space adjacent to the units.

### Architecture

The proposed architectural style is Spanish Colonial, which is the preferred style of the property owner. While, the architectural style of the surrounding residential neighborhood has a variety of architectural styles, Spanish Colonial is not uncommon throughout the city. Also, within the vicinity of the subject property are newer developments that have a Mediterranean style with similar exterior finishes and roofing material.

Although, staff does not have concerns with the proposed architectural style, there are concerns with the proposed exterior building color. Staff believes a lighter color would be more appropriate and in-line with the surrounding properties. Staff recommended to the applicant to provide additional colors within the same color family that the property owner would also accept. The additional colors provided are within the orange color family and range from a bright, bold Sun Ray (Behr – S-G-340) to a pale, almost beige Pineapple Fizz (Behr – 340A-1).

The proposed building elevations consist of a smooth stucco finish painted orange (Behr – Pineapple Soda 340B-6) and decorative wood window trim and roof fascia painted dark brown (Behr – Toasted Chestnut 240F-5) to compliment the primary color of the dwelling. The proposed windows will have grid lines and vinyl frames. The roof will be a hipped system at varying heights and will have red S-shaped light weight concrete tiles (Eagle – Santa Cruz Blend 9402).

The main entry doors will be of a solid core wood material (Rustic Mahogany – pre-finished distressed) and the aluminum garage door with deep panel edging and natural embossed wood grain texture will be painted an almond color (Martin Garage Doors: Wood Collection, Traditional Long panels with windows, Color Silverlake) to compliment the architectural style of the dwelling. Furthermore, the applicant is proposing to use decorative wall light fixtures with a black finish (Bellagio Collection wall lantern) on the first floor of all the dwellings.

#### Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 2-unit residential development. The proposed landscaping consists of a mixture of trees and shrubs. The proposed trees include 24-inch box size pink Crape Myrtle and Italian Cypress. The proposed shrubs include 5-gallon size Midnight Blue Agapanthus, Gardenia, and Veterans Honor Rose. The proposed groundcover includes Marathon sod, dark brown mulch, and sunburst pebble.

The front yard area will include a new concrete driveway with interlocking pavers. The perimeter block walls will be constructed with light brown split face blocks. A 4 feet tall light brown split face block wall with wrought iron will be constructed along the front property line and will be setback 3 feet to provide landscaping. A decorative single-swing electrical gate, painted black will be installed 25 feet from the front property line.

#### CONCLUSION:

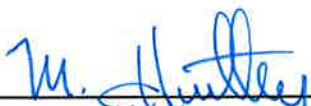
Staff reviewed the application and believes the proposed two residential units and open space areas are appropriately designed for the site. The proposed architectural style is consistent with the styles that are commonly found throughout the city. The properties located along this portion of North Sierra Vista Avenue range in year of construction and consist of a variety of different architectural styles. Many of the lots have been redeveloped within the past 10 years from older one-story single-family dwellings to two-story multi-unit developments. Therefore, the proposed project is compatible with the properties within the vicinity.

#### ENVIRONMENTAL ASSESSMENT:

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development). The project consists of the division of property in an urbanized area that is zoned for residential use into four

or fewer parcels. The project conforms with the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a five-unit condominium development. The project is consistent with the zoning. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

Respectfully submitted,



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Michael A. Huntley  
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval



**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped December 1, 2014, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of two residential dwelling units with their required garage parking and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All Landscaped areas must be properly maintained at all times.
10. The air conditioning units must be located in the rear or interior side yards, screened from public view, and located 25 feet from any opening in a residential building on an adjoining lot.



# Design Review Board Staff Report

**DATE:** February 3, 2015

**AGENDA ITEM NO:** 2-B

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** New Construction Less than 10,000 square feet – Primary Unit with Second-Unit – 319 North Moore Avenue (DRB-14-29).

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-14-29), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The property owner, Darrick Yu, is requesting design review approval for the construction of a primary residential unit and a second-unit at 319 North Moore Avenue. The property is located four lots south of the southwest corner of West Emerson Avenue and North Moore Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

According to Government Code § 65852.1 and Monterey Park Municipal Code § 21.08.040(J), a city may issue a permit for the construction of a dwelling unit, which is attached to or detached from a primary residence on a parcel zoned for a single-family residence, and the floor area of the detached dwelling unit does not exceed 1,200 square feet.

According to Government Code § 65852.150, the Legislature finds and declares that second units are a valuable form of housing in California. Second units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create second units benefit from added income, and an increased sense of security. It is the intent of the Legislature that any second-unit ordinances adopted by local agencies have the effect of providing for the creation of second units and that provisions in these

ordinances relating to matters including unit size, parking, fees and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create second units in zones in which they are authorized by local ordinance.

### Property Description

The subject property is 40 feet wide and 192 feet deep, totaling 7,680 square feet in area. The property is currently developed with a one-story single-family dwelling and detached garage constructed in 1938. All existing buildings on the property will be demolished and replaced with the proposed primary unit and second-unit. To the north, south, east and west are R-3 zoned lots with multiple-family residential properties. The subject property and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings consist of both the California Bungalow and Contemporary architectural styles, consisting of single-story and two-story residential buildings with attached and detached garages built from the 1930's to present day.

### Project Description

The proposed primary unit will be 1,786 square feet with 3 bedrooms. The second unit will be 1,123 square feet with 2 bedrooms. The proposed detached second-unit is less than the maximum allowed by the Government Code and the Zoning Code. The primary unit and second-unit will meet the required front and rear setbacks of 25 feet, 5-foot side setback for the first floor, and 10-foot side setback for the second floor. The height of the primary unit will be 2-stories, 23 feet 2 inches tall. The second unit will be one-story, 15 feet 4 inches tall.

According to MPMC § 21.22.050, a single-family dwelling less than 3,000 square feet in area requires a 2-car garage. According to MPMC § 21.08.040(J), one off-street parking space in a garage is required for second units less than or equal to 600 square feet of gross floor area, and 2 parking spaces for second units greater than 600 square feet. Parking designated for the second unit must be provided in addition to the minimum parking required for the primary unit. Designated second unit parking must be independent of parking provided for the primary unit and must be directly accessible to the second unit by a door or a paved pathway. Overall, each unit will have a two-car garage meeting the off-street parking requirement.

The driveway has a width of 10 feet, and each parking space has a back-up space of 32 feet. The applicant applied the American Association of State Highway and Transportation Officials (AASHTO) turning template to show that the proposed garage spaces will be accessible. Additionally, the width of the garage door will be increased from the standard 16 feet to 18 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

### Architecture

The proposed architectural style is Spanish Colonial, which will be consistent with the existing architectural style of the surrounding residential neighborhood. While, the architectural style of the surrounding residential neighborhood has a variety of architectural styles, Spanish Colonial is not uncommon throughout the city. Also, within the vicinity of the subject property are newer developments that have a Mediterranean style with similar exterior finishes and roofing material.

The primary unit and second-unit elevations will consist of a cement plaster sand finished painted light beige (La Habra – Sandstone) and medium beige (La Habra – Oatmeal), respectively. Both units will have a hip roof system at varying heights. The roof will have red s-shape concrete tiles (Eagle – Capistrano – Terracotta 3125) with wood fascias and rain gutters painted brown (Dunn Edwards – DE6203 Essential Brown). The windows will be dark beige, vinyl with grid lines (Jeld-Wen – Desert Sand).

The main entry doors will be of a solid core wood material (Simpson Door – 2000 Series, Raised Panels) painted grey (Dunn Edwards – DE6354 Grey Wolf) and the aluminum garage door with deep panel edging and natural embossed wood grain texture will be painted an almond color (Amarr – Stratford - Almond) to compliment the architectural style of the dwelling. Furthermore, the applicant is proposing to use decorative wall light fixtures with a black finish (Hampton Bay exterior wall lantern) on the first floor of all the dwellings. Both units will not have rain gutters or downspouts.

### Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for the proposed project. The landscaping is comprised of a mixture of trees and shrubs. The proposed trees include 24-inch box size Jacaranda Mimosifolia, and 10-gallon palm. The proposed shrubs include 5-gallon size Cheese Wood, Golden Euonymus, Beagonias, Euryops, Impatiens, Sweet Fig, and Fortnight Lily. The proposed groundcover includes Marathon sod. Staff believes that the proposed architectural style along with the placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

New perimeter block walls will be constructed along the north, south, and west property lines. The walls will consist of color precision and split-face blocks. The air conditioning units must be located in the rear or interior side yards, screened from public view, and located 25 feet from any opening in a residential building on an adjoining lot.

### **CONCLUSION:**

Staff reviewed the application and believes the proposed project is appropriately designed for the site and compatible with the surrounding residential neighborhood. The proposed architectural style is Spanish Colonial architectural style, which fits within the character of the neighborhood.

**ENVIRONMENTAL ASSESSMENT:**

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development). The project consists of the division of property in an urbanized area that is zoned for residential use into four or fewer parcels. The project conforms with the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a five-unit condominium development. The project is consistent with the zoning. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

Respectfully submitted,



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Michael A. Huntley  
Community and Economic Development Director

**Attachments:**

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped November 14, 2014, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of a primary residential dwelling unit and a second-unit with their required garage parking and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All Landscaped areas must be properly maintained at all times.
10. The air conditioning units must be located in the rear or interior side yards, screened from public view, and located 25 feet from any opening in a residential building on an adjoining lot.



# Design Review Board Staff Report

**DATE:** February 3, 2015

**AGENDA ITEM NO:** 2-C

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** New Construction Less than 10,000 Square Feet – 729 East Garvey Avenue (DRB-15-01)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-01), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Richard San Luis, on behalf of the property owner, Simon Wong, is requesting design review approval for a new one-story, 1,500 square foot dental clinic at 729 East Garvey Avenue. The subject property is located on the north side of East Garvey Avenue, between Elizabeth Avenue and Florence Avenue.

### **Property Description**

The property is zoned C-S, P-D (Commercial Services, Planned Development) and designated Mixed-Use II (MU-II) in the General Plan. The lot is 49.02 feet wide and 109.47 feet wide, totaling 5,478 square feet in area. North, south, east and west are C-S, P-D (Commercial Services, Planned Development) zoned properties.

### **Project Description**

The proposed floor area ratio will be 27 percent of the lot, which is less than the 30 percent floor area ratio allowed in the C-S Zone. The building height will be 19 feet 6 inches to the highest point, which is less than the maximum 40 feet allowed in the C-S Zone. The building will require 8 parking spaces and 8 spaces will be provided. The building will be positioned towards the northwestern portion of the lot with parking located at the southern portion of the lot, in front of the building. Staff believes that the narrowness of the lot width forces the building to be positioned at the southern/rear



portion of the lot, adjacent to the front property line. The end result would be a narrow building with a storefront that faces westbound traffic.

### Architecture

The proposed architectural style is contemporary. The building elevations will be comprised of beige (Omega – 424 Silky White Base 10) sand finish stucco walls with roof cornice foam moldings painted white (Omega – white S – 31) and stone veneer (Boral Culture Stone – Chardonnay Alpine Ledge Stone) at the base of the building. The storefront will have brush nickel aluminum mullions. The wood trim below the windows will be painted white (Behr – Resort White BXC-01). Staff recommends that the stone veneer and foam trim extend across the entire base of the front elevation, instead of just the recessed portions of the elevations. Additionally, staff recommends that the recessed portions of the elevation above the windows be arched instead of angular. Decorative wall light fixtures with a bronze finish (Kishler – Salisbury Collection 110 RZ) will be installed on the front building elevation.

No signage is proposed at this time; however, all new signage will be subject to Design Review Board approval.

### Landscaping

A 15 feet wide pedestrian realm will be provided along East Garvey Avenue, per MPMC § 21.14.090(C). The pedestrian realm includes private and public property (i.e., parkway, sidewalk, and landscaped areas). The purpose of the pedestrian realm is to create a pedestrian-friendly environment by providing amenities like landscaping, street furniture, and signage. A 5 feet wide planter will be provided in front of the parking area and will be planted with a 15-gallon Crape Myrtle and 1-gallon Rosemary shrubs. A condition of approval has been included to require a 36-inch box size Crape Myrtle and 10-gallon Rosemary shrubs. Additionally, the shrubs must be 3 feet tall to screen the parking area. Along the west property line, a combination of 1-gallon Rosemary shrubs and 5-gallon Double Flower Mock Orange shrubs will be planted. A condition of approval has been included to require a minimum 10-gallon size shrubs be planted.

The trash enclosure will have the same stucco finish and color as the exterior building wall. The corrugated steel gate will be painted brown (Dunn Edwards – DE6077 Deep Brown). Three freestanding shoebox light poles will be provided within the parking area.

### Mechanical Equipments

Electrical equipment will be at a minimum and there will not be a mechanical room. All air condenser units will be roof-mounted and screened by the proposed roof parapet walls.

### **CONCLUSION:**

Staff reviewed the application and believes the proposed project is appropriately designed for the site, compatible with the surrounding commercial properties and consistent with the P-D Overlay Zone. At this time, signage is not a part of the proposed

project; however, any signage proposed on the building will be subject to the review and approval of the Design Review Board.

**ENVIRONMENTAL ASSESSMENT:**

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

Respectfully submitted,

  
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Michael A. Huntley  
Community and Economic Development Director

**Attachments:**

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation, landscape and irrigation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped January 16, 2015 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) § 21.36.120.
2. Quality of all finished work must be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property must remain free of graffiti. Failure of the property owner to remove any graffiti, upon 24 hours written notice by the City, must authorize the City to remove or mask said graffiti at the cost of the property owner.
4. The property must be kept free of trash and debris at all times.
5. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
6. This design approval for a new one-story commercial building is not an approval of building permits, which must be applied for separately with the Building Division.
7. When the use is discontinued, the business owner and/or property owner must remove all signage and repair/repaint any affected surfaces within 30 days.
8. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
9. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
10. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
11. The roof parapet walls must fully screen all roof mount mechanical equipments.
12. At time of plan check, the landscape plan must show that a minimum 36-inch box size Crape Myrtle and 10-gallon Rosemary shrubs will be planted in the landscape planter in front of the parking area. The shrubs in the landscape strip must be 3 feet tall to screen the parking area. All shrubs to be planted must be at minimum 10-gallon in size.
13. Any new signage on the building will require Design Review Board approval.